



FACT SHEET

OLD BREMERTON GAS PLANT PARK & PROPERTY DEVELOPMENT U.S. ENVIRONMENTAL PROTECTION AGENCY'S BROWNFIELDS ASSESSMENT PROGRAM - NOVEMBER 2009

OLD BREMERTON GAS PLANT PARK & PROPERTY DEVELOPMENT

Project Overview

The City of Bremerton, through a Cooperative Agreement Work Plan with United States Environmental Protection Agency (EPA), has administered a grant in the amount of \$200,000 from the EPA to perform environmental assessments of the property sites located at 1725 Pennsylvania Avenue in Bremerton. The site consists of three (3) legal parcels bounded by Thompson Drive to the west, Pennsylvania Avenue and residential properties to the east, the Port Washington Narrows waterway to the north and another property parcel to the south. More specifically, the parcels are described as the McConkey (middle & north) and Sesko parcels.

The purpose of the grant is to bring any potential environmental concerns on the properties to light in order to aid in the redevelopment planning process. All work was performed according to the EPA Brownfields Grant Assessment Work Plan, dated July 23, 2006

The site and adjacent properties currently are used for light industrial purposes and storage of various materials, including boat parts and metal debris. Historic uses include a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat/vehicle repair facilities, sandblasting, painting, electroplating operations, and salvage yard. Conditions of known or potential environmental concerns are based on historical operations e.g. an abandoned underground fuel pipeline that once connected an adjacent petroleum bulk plant to a former fuel dock which reportedly leaked at one time resulting in residue deposits and dark stains on the beachfront. Although no details were provided, residue deposits and dark stains on the beachfront were noted in a Phase I Environmental Site Assessment (ESA) from 1997. The properties likely became contaminated through the leaks, spills, and discharges from fuel storage and operations conducted on site. Releases likely occurred in the 1920s – 1980s.

Redevelopment of the Old Bremerton Gas Plant Park and Property will transform an austere section of Bremerton waterfront while providing increased availability and accessibility of public amenities and jobs to very low and low to moderate-income residents. The development of marine-related

business and light industrial facilities will stimulate economic development within this entire community that will result in a healthy commercial tax base and ease the burden on local taxpayers.

A Phase II ESA was performed under the grant by GeoEngineers, Inc. in 2007. The Phase II ESA involved the installation of eight groundwater monitoring wells at site locations designed to identify soil and groundwater contamination if present. In their October 2007 report, GeoEngineers reported the presence of soil and groundwater contamination in excess of cleanup levels in seven of the eight wells tested. The contaminants consist of petroleum products such as gasoline and diesel fuel as well as by products from the production of coal gas.

A separate Phase II ESA was performed by Ecology and Environment, Inc. (E&E) in 2008/2009. The purpose of the separate Phase II ESA was to fill data gaps not covered under the 2007 work. During this investigation, seven soil borings were drilled at the site and soil and groundwater samples were collected and analyzed for contaminants of concern. The August 2009 E&E report documents the presence of contaminants in soils and groundwater in the majority of the borings at concentrations exceeding cleanup levels. In addition, five sediment samples were collected from beach sediments along the Port Washington Narrows shoreline adjacent to the site. The sediment samples were found to contain contaminants at concentrations of concern, particularly those associated with petroleum and coal gasification.

EPA Brownfields Program

The Brownfields Grant Program was created to help communities redevelop, reuse or expand real property that, because of contamination, pollutant, or hazardous substance, might otherwise be unusable. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment.

BROWNFIELDS PROGRAM GOALS ARE:

Protecting the Environment

Addressing brownfields to ensure the health and well-being of America's people and environment.



Parametrix

Promoting Partnerships

Collaborating and communicating are essential to facilitate brownfields cleanup and reuse.

Strengthening the Marketplace

Providing financial and technical assistance to bolster the private market.

Sustaining Reuse

Redeveloping brownfields to enhance a community's long-term quality of life.

BROWNFIELDS ASSESSMENT GRANTS

EPA provides grant monies for Brownfields Assessment Grants to provide funding for recipients to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. The City of Bremerton secured a Brownfields Assessment Grant for the Old Bremerton Gas Plant Park & Property Development. The City of Bremerton is the lead agency for this EPA - Brownfields Grant.

Comments Requested

The City of Bremerton is requesting public comment regarding property development. A summary of public comments will be provided to the Bremerton Gas Plant & Property Development project team for consideration.

Types of properties that should be a priority for environmental assessment:

- Those which are currently idle?
- Properties that could be grouped with other parcels to form a larger plot suitable for more significant redevelopment?
- Other types of properties in the area?

Considerations in development planning

- More commercial space?
- More light industrial space?
- More office space?
- Recreational green space/trails?

The comment period will be open through December 4th, 2009. All comments will be compiled and provided to stakeholders. Please send your comments to one of the project contacts identified below:

Lynn Price, P.E., Grant Administrator

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Public Meeting

A stakeholders meeting for the project will held in November. The meeting is open to the public.

Date: Thursday, November 19, 2009

Time: 6:30 P.M.

Location: Norm Dicks Government Center

NORM DICKS GOVERNMENT CENTER

First Floor Chambers

345 6th Street

Bremerton, WA 98337-1873

(360) 337-5306

The meeting will include a project overview, question and answer period, and opportunity for public comment.